

# WASTE MANAGEMENT GUIDELINES

TOURIST AND VISITOR  
ACCOMMODATION





*Journey Through Time*, created by local school students and artist Steven Campbell.

## Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

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# ***INTRODUCTION***

# Introduction

Tourist and visitor accommodation facilities require appropriate waste management practices by the management body to ensure adequate waste separation facilities are available to users of the site. The scale of tourist and visitor accommodation facilities can vary and waste management, including facilities and collection areas, will need to be designed accordingly based on the size of the premises and number of occupants or users of the site.

This guideline provides general guidance to develop a waste management system for the following landuses.

## a. Tourist and visitor accommodation including

- Backpackers accommodation
- Hotel or motel accommodation
- Serviced apartments

## b. The following landuses

- Camping grounds
- Eco-tourist facilities
- Manufactured home estates
- Caravan parks



## Waste Management Plan

All proposed tourist and visitor accommodation facilities within this guideline are required to submit a Waste Management Plan (WMP) with a development application. If the cost of the proposed development exceeds \$5M in value the WMP is required to be prepared by a suitably qualified waste management consultant/practitioner.

The WMP is to be prepared with reference to this guideline and other relevant standards or documentation.

## Waste collection service

New tourist and visitor accommodation facilities are required to provide waste collection services to the proposed premises by the owner of the property. The waste management system will need to be integrated into the overall design of the proposed development with waste storage and collection points located on-site. To ensure waste collection can be undertaken safely and efficiently the waste collection vehicle will need to enter and exit the site in a forward direction.

## Waste generation

Waste generation rates from tourist and visitor accommodation facilities will vary based on the scale of the operation. Average recyclable and residual waste generation rates have been provided in **Appendix A** of this guideline for tourist and visitor accommodation facilities. The waste generation rates are to be provided to each element of the proposed development i.e some tourist and visitor accommodation may provide an on-site restaurant or function rooms. Waste from each element of the proposed development is to be calculated and used to determine the size and number of bins required for the overall operation of the development.

If the premises or premises element is not provided in Appendix A supporting documentation providing estimates of the volume of waste streams from the proposed operation is to be provided in the submitted WMP.



## Manufactured home estates

Waste collection from the operation of manufactured home estates is required to account for waste generation from each individual manufactured home. Table 1 provides the average waste generation rate for each manufactured home site within the proposed estate.

**Table 1:** Waste generation from single manufactured home allotment within estate

WASTE TYPE	VOLUME (L/WEEK)	VOLUME (L/FORTNIGHT)
Recycling	120	240
Residual	120	240

**Source:** Gladstone Regional Council, SC6.7 Waste Management

## Caravan parks

Waste collection from the operation of caravan parks is required to account for waste generation from each individual caravan park site. Table 2 provides the average waste generation rate for each site within the proposed caravan park

**Table 2:** Waste generation from single site within a caravan park

WASTE TYPE	VOLUME (L/WEEK)	VOLUME (L/FORTNIGHT)
Recycling	60	120
Residual	60	120

**Source:** Gladstone Regional Council, SC6.7 Waste Management

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# ***BIN*** INFRASTRUCTURE



# Bin infrastructure

All tourist and visitor accommodation facilities require access to recycling and residual waste bins and sufficient bin storage to accommodate the projected volume of waste from the proposed development. Operations involved in food production and preparation, or have a proportion of organic waste in their waste stream, should provide separate bin storage.

A variety of bin sizes are available for the storage and collection of waste materials and the selection of bin infrastructure will be dependent on the waste materials collected and the design of the site.

Mobile bins can range in volume and size and are typically collected by 'rear-lift' waste collection vehicles. **Table 3** provides the dimensions of mobile bins to enable sizing of the waste storage area for the proposed tourist or visitor accommodation facility.

**Table 3:** Mobile waste bin dimensions

BIN CAPACITY (L)	HEIGHT (MM)	DEPTH (MM)	WIDTH (MM)	FOOTPRINT AREA (M <sup>2</sup> )
80	870	530	450	0.24
120	940	560	485	0.27
140	1065	540	500	0.27
240	1080	735	580	0.43
360	1100	885	600	0.53
660	1250	850	1370	1.16
770	1425	1100	1370	1.5
1100	1470	1245	1370	1.7
1300	1408	1250	1770	1.21
1700	1470	1250	1770	1.27

**Source:** Appendix B Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities, NSW EPA, 2012.

Bulk bins are larger than mobile waste bins and are typically serviced by 'front-lift' waste collection vehicles. **Table 4** provides the typical dimensions of bulk bins to enable sizing of the waste storage area for the proposed tourist or visitor accommodation facility.

**Table 4:** Bulk waste bin dimensions

BIN CAPACITY (M <sup>3</sup> )	HEIGHT (MM)	DEPTH (MM)	WIDTH (MM)	FOOTPRINT AREA (M <sup>2</sup> )
1.5	1190	1080	2070	2.23
2	865	1400	1830	2.6
3	1225	1505	1805	2.7
4.5	3750	1605	1805	2.9

**Source:** Appendix B Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities, NSW EPA, 2012.



# ***WASTE MANAGEMENT SYSTEM***

# Waste management system

## Internal waste storage area

Tourist and visitor accommodation should provide appropriate waste systems within each room or unit, including waste cupboards or identified bins, to facilitate separation of recyclable and residual waste materials by staff or the occupant. Sufficient space for the storage of at least one day's worth of recycling and residual waste are to be provided and identified on floor plans.

## Waste storage area General

The design of the tourist or visitor accommodation building site needs to incorporate sufficient space for the selected size and number of bins required for the volume of waste material generated between collection periods.

The waste storage area is to incorporate the following:

- Sufficient floor space for the required number of bins with a 0.2m space between bins to allow maneuvering.
- Unobstructed 1.8m clearance zone between the stored bins and the waste storage area entrance to permit access and movement.
- Located in close proximity to the waste collection point.
- Fully enclosed and walled with through access to other on-site infrastructure not permitted.
- Compliant with the Building Code of Australia (BCA) with the floor waterproofed, non-slip and sealed.
- The floor is to be graded to a central drainage point and connected to the sewer.
- Provision of an adequate water supply through a centralized mixing valve and hose cock.
- Provision of adequate lighting and ventilation in accordance with the BA.

Flexible design of the waste storage area should also be considered including:

- Additional floor space for extra bins or containers to capture additional separated waste streams
- Minimising potential obstacles within the waste storage area that would limit bin size
- Increasing width of access or doorways to allow for potential change in bin size

Tourist or visitor accommodation facilities that incorporate other uses, such as food and drink premises, will also require waste storage area space for specialized waste streams such as chemicals or liquid wastes such as cooking oils. A suitable sized space must be allocated to the storage of these waste streams and be kept secured and accessible to staff members and specific waste collection contractors only.

Suitable space is to be provided near the waste storage area to store re-usable commercial items such as crates, pallets, kegs etc so that storage in a public place is completely avoided.

Tourist and visitor accommodation facilities with three or more storeys should be provided with a method for transporting waste from each level to the waste storage area. This may include a goods lift or waste chute system (See Waste Management Guideline – Residential Flat Buildings).

## Manufactured home estates

Manufactured home estates will require communal waste storage areas to service the individual manufactured homes on-site. The waste storage area should provide occupants with waste storage solutions for recyclable and residual waste streams. Green waste and/or organics storage solutions should also be provided where available.

The waste storage area is to accommodate the number of the selected bin sizes (see Table 3) The waste storage area is to be located within 75m of each manufactured home that it is servicing.

Mobile waste bins may be collected or transferred from the waste storage area by the site manager. to a larger waste storage area at the waste collection point.

## Caravan parks

Caravan parks will require communal waste storage areas to service the cabins or caravans at each site. The waste storage area should provide occupants with waste storage solutions for recyclable and residual waste streams. Green waste and/or organics storage solutions should also be provided where available.

The waste storage area is to accommodate the number of the selected bin size (see **Table 3**). The waste storage area is to be located within 75m of each site within the caravan park that it is servicing.



The background is a solid green color with several abstract white shapes. A thin white line starts from the left edge and curves downwards and then back up towards the center. There are also larger, rounded white shapes in the top right and bottom left corners.

# ***WASTE*** COLLECTION

# Waste collection

## Waste collection vehicle

The selection of waste collection vehicle will be dependent on the type of bin infrastructure utilised for the proposed development.

Waste collection vehicle specifications are outlined in Appendix C of the NSW EPA's 'Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities' and Appendix B of the NSW EPA's 'Better practice guide for resource recovery in residential developments.

These waste collection vehicle specifications are to be used to determine access to the waste collection point to the tourist or visitor accommodation facility.

## Waste collection vehicle access

The waste collection vehicle must be able to safely and efficiently access the site and nominated on-site waste collection point. Access and egress to and from the proposed development to public roads is to be supported by swept path models for the largest waste collection vehicle that could service the building. Swept path models for waste collection vehicles are outlined in

- Appendix D of the NSW EPA's 'Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities'.
- Section 5 of AS/NZS 2890.2 Parking facilities, Part 2:Off-street commercial vehicle facilities

Access and egress from the site by the waste collection vehicles must be in a forward direction with a 0.5m unobstructed clearance either side of the vehicle.

The access/egress point from the site is to be designed with the following requirements:

- The waste collection vehicle must enter and exit the site in a forward direction
- A 0.5m unobstructed clearance either side of the waste collection vehicle
- Grades of entry/exit ramps must not exceed the capabilities of the waste collection vehicle in accordance with Australian Standard AS2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities.
- Height clearance must be sufficient for the entry of the waste collection vehicle, with a general minimum clearance of 3.8m.

The WMP submitted with a development application is to include a structural engineer's report confirming the following:

- The design of the access driveway, or ramp, to the site is of sufficient strength to support the weight of the waste collection vehicle
- The route of waste collection vehicle travel (or circulation roadway), including pavement, are of sufficient strength to support the weight of the waste collection vehicle
- The waste collection point (or service area) is of sufficient strength for movement and maneuvering of the waste collection vehicle

**Note:** When assessing pavement strength, the area/pavement will need to support the waste collection vehicle 'gross weight'.

## Waste collection point

The waste collection point for the proposed tourist and visitor accommodation facility is to be appropriately located to allow easy collection. The waste collection point is to be located:

- Away from intersections, roundabouts or slow-points such as pedestrian crossings
- Away from busy roads or narrow lanes
- Free from obstructions such as awnings, trees or overhead structures, wires or services
- Away from public areas
- Away from driveways, loading areas or parking bays
- Where normal operations of the premises will not be blocked or impeded
- Where there is clear vision of traffic as the collection vehicle leaves the waste collection point.

The nominated on-site waste collection point must have sufficient area for maneuvering of the waste collection vehicle with minimal need for reversing. The waste collection point is to be provided on the Site or Floor Plans and include swept path models for a waste collection vehicles as outlined in Appendix D of the NSW EPA's 'Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities'.

For rear loaded waste collection vehicles and unobstructed 2m loading zone is required behind the vehicle for loading of bins. A 0.5m side clearance is also required on either side of the vehicle.

## Bin transfer

If the waste storage area and waste collection point are in separate locations bins will be required to be moved between the locations. The bin carting route between the two locations for bins smaller than 660L is to be designed with consideration of the following:

- Free of stairs or kerbs along the route
- Grades along the route should not exceed 1:14
- The route distance should not exceed 75m.

Bins between 660L and 1.5m<sup>3</sup> should not be moved more than 5m between the waste storage area and waste collection point while movement of bins greater than 1.5m<sup>3</sup> should be avoided.





# *USEFUL* RESOURCES

# Useful resources

NSW EPA 2012, Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities,

[Resources for local council waste and recycling operations \(nsw.gov.au\)](https://www.nsw.gov.au/resources-for-local-council-waste-and-recycling-operations)

NSW EPA 2019, Better practice guide for resource recovery in residential developments,

[Resources for local council waste and recycling operations \(nsw.gov.au\)](https://www.nsw.gov.au/resources-for-local-council-waste-and-recycling-operations)



# ***APPENDIX A***

## Appendix A: Waste generation rates from tourist and visitor accommodation

TYPE OF PREMISES	RESIDUAL WASTE (L PER 100M <sup>2</sup> FLOOR SPACE/DAY)	RECYCLING (L PER 100M <sup>2</sup> FLOOR SPACE/DAY)	COMMENT
<b>TOURIST/VISITOR ACCOMMODATION AND ANCILLARY SERVICES</b>			
Bar (without meals/food service)	50	50	<ul style="list-style-type: none"> <li>• Calculate restaurant separately</li> <li>• Calculate any accommodation separately</li> </ul>
Cafes	100	120	
Entertainment services (theatre, cinema)	5	10	Based on floor space for patrons (seating areas for theater)
Gymnasiums	20	15	
Hair and Beauty	63	50	
Motel or hotel	10	5	Per guest room
Offices	10	15	
Retail – non-food	50	100	
Restaurants	400	280	



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